

NORFOLK CITY PLANNING COMMISSION - ITEM NO. 13

PUBLIC HEARING DATE: MAY 23, 2002

STAFF REPORT-DEPARTMENT OF PLANNING

PART 1: APPLICATION DESCRIPTION:

Nature of Application:

Special Exception: To operate a Trucking Terminal (Maps 1 and 2)

Applicant: Alfred E. Abiouness

Description of Proposed Use:

This request, by Alfred E Abiouness, is to operate a trucking terminal on property located on the corner of Lance Road and Lowery Road, fronting 1040 feet, more or less, along the northern line of Lowery Road and 280 feet, more or less, along the eastern line of Lance Road. Applicant proposes to use the western 5 acres of the 7.39-acre parcel.

The applicant is seeking this special exception to be in compliance with the City of Norfolk Zoning Ordinance 1992, as amended.

Existing Land Use Pattern:

The site is located in an I-2 (Light Industrial) district, which is oriented to the intersection of Lance and Lowery Roads. The district is developed with a variety of warehousing, construction materials and equipment supply businesses and storage facilities.

PART 2: ANALYSIS/EVALUATION:

Prior Zoning History:

The Planning Commission has not recently considered any applications in the general vicinity of this application.

Neighborhood Impact:

The operation of this proposed trucking terminal should have minimum

impact on the adjoining commercial and industrial uses. No residential property will be directly impacted.

General Plan Impact:

The General Plan map depicts this area as industrial/transportation /utility designation. Trucking terminals are an allowed use in I-2 with a special exception.

Zoning Impact:

This site is located at the corner of Lowery Road and Lance Road. The applicant proposes the 5 acre site to be used as a trailer parking area for a trucking company with an average of 7 trips per day. The proposal to develop a trucking terminal would not adversely impact the adjacent properties.

PART 3: RECOMMENDATION:

It is recommended that this special exception for the operation of a trucking terminal be granted subject to the following condition:

1. No more than 4 containers shall be stacked within 200' of the eastern property line.
2. The site shall be developed in accordance with Chapter 26, Site Plan Review, of the City of Norfolk Zoning Ordinance 1992.

MAPS:

1. Location and Zoning
2. Site
3. Site Plan

Report Prepared: May 6, 2002
Report Revised: May 10, 2002

Copies Provided To:

City Planning Commission
Applicant: Alfred E. Abiouness
Other:
Shurl R. Montgomery, Assistant City Manager
Bernard Pishko, City Attorney

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3

(13 P.H. 23 MAY '02)

Daniel R. Hagemeister, Deputy City Attorney
Sid Baker, Parks and Forestry
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